

PLANNING REF : 261796
PROPERTY ADDRESS : Dunroamin
: Bath Road, Hare Hatch, Berkshire
: RG10 9SB
SUBMITTED BY : Mrs Gina Green
DATE SUBMITTED : 15/08/2026

COMMENTS:

I am the occupier of Dunroamin, which shares the eastern boundary with the application site. Despite this, we received no neighbour notification or paperwork. Please confirm why Dunroamin was not consulted and ensure we receive any further information or amendments.

Dunroamin has an established lawful equestrian use. Application 031806 confirmed the lawful use of the buildings as stables, with the adjacent m nage and paddocks for private horse keeping. Application 031635 approved the replacement haystore and stable roof. The approved plans show the stables and m nage along the shared boundary.

The revised development is materially larger and differently arranged than the scheme approved in 2022:

- * The caf /store increases from 600 sq m to 934 sq m, approximately 56%.
 - * The main garden-centre building increases from 3,000 sq m to 3,261 sq m.
 - * The canopy has been repositioned towards the shared boundary. *
- Substantial tree and shrub screening shown in the 2022 plans appears to have been reduced or omitted.

Together, the main garden-centre building, caf /store, relocated canopy and retained glasshouse now form a near-continuous line of built and operational development along the Dunroamin boundary, including the section adjoining the stables and m nage.

These changes increase the built form and activity along the boundary while reducing screening and separation. They must be assessed cumulatively.

The documents do not clearly distinguish the public caf and seating areas from storage or state the customer capacity and operating hours. The Planning Statement briefly mentions "stables and open fields" but does not properly assess Dunroamin's lawful equestrian use.

No specific noise, lighting, landscaping, operational or equestrian-safety assessment has been provided. The enlarged buildings, relocated canopy, terrace, play area, servicing, lighting and reduced screening could disturb horses and create safety risks for riders and handlers. Conversely, normal equestrian activity, including noise, odour, flies, dust and hay handling, could lead to complaints from customers and pressure on Dunroamin's lawful use.

I therefore object and ask the Council to refuse or defer the application until it has obtained:

1. A scaled comparison with the 2022 plans showing all buildings, canopies and activity areas in relation to the shared boundary.
2. A breakdown of caf , seating and storage floorspace, customer capacity and operating hours.
3. Noise, lighting and equestrian-safety assessments specific to Dunroamin.
4. An operational plan covering servicing, refuse, events and outside use.
5. Details showing how the approved boundary screening will be retained or replaced.

If permission is granted, strict conditions should control hours, servicing, lighting, extraction and outdoor events, keep the store ancillary, and secure appropriate boundary screening before occupation.

The application should not be approved until the Council is satisfied that the cumulative development along the shared boundary can safely coexist with Dunroamin's established lawful equestrian use.